

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **February 19, 2007**

Members Present-

Brad Cornelius-Acting Chairperson/Planning Manager, Aimee Webb-Development Coordinator, Skip Lukert-Building Official, Gary Rusu-Interim Chief Building Inspector, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Barry Ginn- Engineer for Barrineau Ginn & Associates, Inc., Lee Hawkins-Attorney, Keith Hunter-Environmental Health Director, Bill Stevens-Engineering Manager for Public Works, Chuck Drake-Consultant for Tetra-Tech, and Alysia Akins-Acting Secretary.

The meeting convened at 2:03 p.m.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from February 12, 2007. Mrs. Keenum seconded the motion and the motion carried.

Mr. Ginn served on the Committee as County Engineer for the non-Villages projects.

New Business:

New Life Ministries Educational Building – Medium Development - Engineering Review

Ken Barrett, H & B Consulting Engineers, Inc., was present and requested engineering approval to construct a 2,640 square foot educational building, two paved handicapped parking spaces, grass parking area, and driveway located along CR 229 in Wildwood. Mr. Ginn had no comments and recommended approval. Mr. Stevens discussed the typical driveway section details and requested an amendment to the plans. Mrs. Keenum advised the applicant to request an address when applying for a building permit.

Mrs. Webb made a motion to approve the engineering plans, subject to revised plans being submitted. Mr. Stevens seconded the motion and the motion carried.

Frank and Shirley Yager – Major Development – Master Plan Review

James Wade-Attorney, Ken Barrett-H & B Consulting Engineers, Inc., and Frank Yager-Applicant, were present and requested master plan approval to rezone 8.56 acres along CR 745 located near Bushnell to Planned Commercial. Staff comments were received and will be addressed. Mrs. Webb's comments consisted of the following: 1-way vs. 2-way drive aisle widths, label plans as preliminary, label impervious land area, include stop sign/stop bar details, include handicapped details, address setbacks, show future land uses for surrounding properties, and show any proposed signs. Mrs. Webb asked about the hours of operation. Mr. Yager stated they will be from 8 AM to 6 PM, 7 days per week. Mrs. Webb stated Fire Services' comment was to include a minimum of one fire hydrant for fire suppression purposes. Mrs. Webb advised

the applicant to contact Fire Services regarding the fire hydrant construction details and mini-warehouse standards for fire suppression. Mr. Ginn discussed the rural fire protection code. Mr. Cornelius discussed the rezoning request from A5 to CP and the proposed future land use change request from Agricultural to Commercial. **Mr. Cornelius explained the requested rezoning and future land use change are not compliant with the County's Land Development Code and Comprehensive Plan due to the requirement for primary access to an arterial or collector roadway and incompatibility with adjacent land uses; therefore, staff is recommending denial of the master plan, rezoning, and future land use change requests.** Attorney Wade questioned the compatibility and potential buffer of Rinker Materials, which is a surrounding property. Mr. Cornelius explained the requests do not meet code requirements due to no arterial or collector road frontage. Traffic concerns along CR 745 were discussed. Mrs. Webb explained there were no lot size or width requirements for CP zoning. Mrs. Keenum asked about interior lighting, which will be street type lighting throughout the facility with credit card access after hours. Mr. Lukert discussed restroom facility requirements. Attorney Hawkins discussed the access requirements according to the code. Mr. Hunter asked about the approximate distance from C-48, which is around 1000'. Mr. Rusu had no comments. Mr. Ginn's comments consisted of the following: parking space requirements of 4 regular spaces and 1 handicapped space and setback requirements between structures. Mr. Stevens' comments consisted of the following: minimum right-of-way dedication of 35' on CR 745 and typical driveway section details.

Mrs. Webb moved to recommend denial of the master plan to the Board of County Commissioners due to the request not meeting code requirements as listed above. Mr. Lukert seconded the motion and the motion carried.

Mrs. Webb requested revised 11" x 17" plans for the BOCC meeting.

Florida Crushed Stone/St. Catherine Mine – Preliminary Review

Roger Sims-Attorney with Holland and Knight, Mark Stephens-Engineer and Hydrologist for The Colinas Group, John Koepke-Rinker, Fred Krueger-Rinker, and Mr. Campbell-Rinker, were present and requested a Conditional Use Permit to extend onto 967 acres of an existing vested limerock mine. Mark Stephens discussed the request in detail including the following: extension of the active rock quarry, total number of acres, community meetings, vested acres, wetland line, quarry extensions, water circulation/storage/recharge, production rates, proposed dewatering, existing entrance road, pit loading/unloading, hours of operation, well location, CR 673 right-of-way, and setback requirements. Mark Stephens stated an ERP, Environmental Resource Permit, was submitted to the Florida Department of Environmental Protection, FDEP, in which a copy will be provided to staff. Mark Stephens also stated there would be no increase in production rates, and on-site dewatering is proposed at 30'. The existing visual berm and proposed hydraulic barrier ditch system were discussed. Property boundaries, existing wells, water use permit modifications, and water reclamation were also discussed.

Mrs. Keenum excused herself at 2:55 PM during the above discussion.

Wetland monitoring, mitigation, reclamation plans, and vegetation were discussed. Staff's comments were minor, and were received by the applicant. Mr. Drake's comments consisted of 4 pages, and were received by the applicant. The existing monitoring wells, environmental plans, water use permit applications, and wetlands were discussed. Construction details were also discussed and will be provided. Mrs. Howard, Mr. Lukert, Mr. Rusu, and Attorney Hawkins had no comments. Citizen complaints were discussed. Mr. Ginn's comments consisted of the following: vicinity map, existing contours, basin boundaries, hydraulic barrier ditches, gopher tortoise concerns and permits for relocation, and necessary Florida Fish and Game permits.

Mr. Cornelius announced this project will be heard by the Zoning and Adjustment Board on March 5, 2007, and the Board of County Commissioners on April 10, 2007. Mr. Cornelius praised the applicants for their public outreach efforts, and stated staff recommended approval of the request.

Mrs. Webb made a motion to recommend approval to the ZAB of the preliminary plans for a Conditional Use Permit to expand 967 acres of an existing vested limerock mine, subject to all comments being addressed. Mr. Stevens seconded the motion and the motion carried.

Mrs. Webb moved to adjourn.

Meeting adjourned at 3:23 p.m.

The next meeting is scheduled for February 26, 2007.